



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

December 4, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers, at the request of the applicant, MOVED THAT WE DEFER THE PUBLIC HEARING ON 2232-V01-27, SPRINT PCS, TO A DATE CERTAIN OF JANUARY 23, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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SE-2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE
(Decision Only - The public hearing was held on November 21, 2002.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE-2002-MV-028, SUBJECT TO THE REVISED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-3 with Commissioners Alcorn, Hall, and Koch abstaining; Commissioner Harsel absent from the meeting.

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Commissioner Koch, to allow time for more citizen input, MOVED THAT WE FURTHER DEFER, FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, S02-III-BR1, OUT-OF-TURN PLAN AMENDMENT, UNTIL JANUARY 9, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SE-2002-SU-030, SEQUOIA BANCSHARES WC, BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Hall MOVED THAT THE PUBLIC HEARING ON RZ-2001-MA-032, TAM THAHN NGUYEN, BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner DuBois, at the request of the applicant, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, RZ-2001-DR-013 AND SEA-97-D-039, TRUSTEES OF TEMPLE RODEF SHALOM, TO A DATE CERTAIN OF JANUARY 15, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON SE-2002-DR-012, BETTY MEADOWS, TO A DATE CERTAIN OF DECEMBER 11, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Murphy, due to an advertising problem, MOVED TO DEFER THE PUBLIC HEARING ON 2232-S02-27, COXCOM, INC., TO A DATE CERTAIN OF JANUARY 8, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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FS-D02-28 - McLean Youth Soccer - 1347 Balls Hill Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE SOCCER FIELD IMPROVEMENTS AND ACTIVITIES PROPOSED BY MCLEAN YOUTH SOCCER, TO BE LOCATED AT THE MCLEAN GOVERNMENTAL CENTER PARK, 1437 BALLS HILL ROAD, BE FOUND SUBSTANTIALLY IN ACCORD WITH RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS MENDED.

Commisisoner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

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SE-2002-PR-029 - THE FOUNTAINS AT MCLEAN, LLC

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-PR-029, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 4, 2002.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS BE WAIVED.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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SEA-84-C-076-7 - INOVA HEALTH CARE SERVICES
PCA-2000-SU-032 - INOVA HEALTH CARE SERVICES

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-2000-SU-032, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 19, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-84-C-076-7, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 4, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT TO THAT SHOWN ON THE GDP/SE PLAT AND AS PROFFERED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF ADDITIONAL STANDARD 7 OF 9-308 TO ALLOW A THIRD FREE-STANDING SIGN AS SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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RZ-2002-LE-005 - SUSAN WISE CLAY

(Decision Only - The public hearing was held on October 17, 2002.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-LE-005, SUBJECT TO THE PROFFERS NOW DATED DECEMBER 4, 2002.

Commissioner Hall seconded the motion.

In response to questions from Commissioner Hall, Commissioner Wilson AMENDED HER MOTION AS FOLLOWS:

REVISE THE NEXT TO LAST SENTENCE OF PROFFER 3 TO READ:
"LANDSCAPING, WHICH MAY INCLUDE EVERGREENS AND
SEASONAL FLOWERS AND DISPLAYS, WILL BE INSTALLED
AROUND THE BASE OF THE SIGN WHILE THE SIGN IS IN PLACE.

REVISE PROFFER 9 TO READ: "THE APPLICATION PROPERTY
WILL HAVE NO MORE THAN ONE DUMPSTER, WHICH WILL BE
SCREENED AND GATED IN THE GENERAL AREA SHOWN ON
THE GDP."

Chairman Murphy called for a vote and the motion, as amended, carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE LOT WIDTH REQUIREMENT FOR THIS APPLICATION.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE TRANSITIONAL SCREENING ALONG THE NORTHERN AND WESTERN PROPERTY LINES AND THAT PORTION OF THE SOUTHERN PROPERTY LINE WHICH ABUTS RESIDENTIAL USES TO PERMIT LANDSCAPING AS SHOWN ON THE GDP AND AS FURTHER MODIFIED BY THE REVISED PROFFERS DATED DECEMBER 4, 2002.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHERN, WESTERN AND A PORTION OF THE SOUTHERN PROPERTY LINES AS SHOWN ON THE GDP AND DISCUSSED IN THE REVISED PROFFERS DATED DECEMBER 4, 2002.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE STREETScape REQUIREMENT ALONG RICHMOND HIGHWAY TO THAT SHOWN ON THE GDP AND AS FURTHER MODIFIED BY THE REVISED PROFFERS DATED DECEMBER 4, 2002.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE SERVICE DRIVE REQUIREMENT.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE FRONT YARD SETBACK FOR PHASE 2 OF THE DEVELOPMENT WHEN THE 100-FOOT RIGHT-OF-WAY IS DEMANDED BY THE BOARD OF SUPERVISORS.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF FRONTAGE IMPROVEMENTS ALONG RICHMOND HIGHWAY TO PERMIT EXISTING CONDITIONS TO REMAIN.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

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The meeting adjourned at 9:44 p.m.
Peter F. Murphy, Jr., Chairman